



**Delivering affordable homes in a changing world:
APSE/TCPA research partnership
APSE Annual Seminar, 12th September 2018, Edinburgh
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1. Policy update

2. Case studies

3. Online survey

4. Stakeholder roundtable

5. Report & Parliamentary launch



Policy update - themes

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England

- **Focus on housing numbers**
- **Viability testing**
- **Permitted development**

Scotland, Wales and NI updates

Homelessness across the UK



Policy update - England

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Date	Political announcements, committee reports, policies and legislation
7 th February 2017	DCLG publishes long-awaited housing white paper
8 th June 2017	General election. Manifestos focus on housing and role of councils
14 th June 2017	Grenfell Tower tragedy
17 th September 2017	Sajid Javid makes speech committing the government to publish a green paper on social housing
4 th October 2017	Prime Minister Theresa May announces additional £2bn for affordable housing and a new social-rent settlement from 2020 at the Conservative Party Conference
22 nd November 2017	Autumn Budget announces lifting of Housing Revenue Account borrowing caps for councils in areas of high affordability pressure
30 th November 2017	Government announces it is establishing a 'Rough Sleeping Advisory Panel'



Policy announcements/reviews (cont.)

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Date	Political announcements, committee reports, policies and legislation
8 th January 2018	Government renames the Department for Communities and Local Government the Ministry of Housing, Communities and Local Government
5 th March 2018	Government publishes revised National Planning Policy Framework for 10-week consultation
3 rd April 2018	Homelessness Reduction Act 2017 comes into force
30 th April 2018	Appointment of James Brokenshire MP as Secretary of State for Housing, Communities and Local Government, replacing Sajid Javid MP
26 th June 2018	Government publishes the <i>Additional housing revenue account borrowing programme</i> : a prospectus inviting local authorities in areas of high affordability pressure to bid for additional borrowing to build new council housing
9 th July 2018	Kit Malthouse MP is appointed as the new Housing Minister, the eighth housing minister in eight years and the third in just over a year



Policy announcements/reviews (cont.)

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Date	Political announcements, committee reports, policies and legislation
24 th July 2018	Government published the final revised National Planning Policy Framework with updated Planning Practice Guidance
9 th August 2018	Government announces that all supported housing funding will be covered by the welfare system , dropping a proposed plan to give councils control of funding for short-term accommodation
13 th August 2018	Government publishes rough sleeping strategy backed by £100 million funding and a commitment to end rough sleeping entirely by 2027
14 th August 2018	Government publishes <i>A New Deal for Social Housing, its Social Housing Green Paper</i> , for consultation until 6 th November. Government also separately publishes the <i>Use of Right to Buy sales</i> consultation, ending on 9 th October.



Will the new policy landscape deliver more genuinely affordable homes?

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Revised NPPF

- Changes to the **viability test** – *“the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan”*
- Updated **definition** of affordable housing
- Requirement for 10% of new development as **affordable home ownership**

Social Housing Green Paper

- Re-emphasises **£2 billion additional funding** (including flexibility for social rent)
- The role of innovative and entrepreneurial councils
 - Reform of use of **Right to Buy receipts**
 - Potential expansion of lifting **Housing Revenue Account** borrowing cap
 - More information on expectations of **local housing companies**



Case studies

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Cherwell District Council

- **Bicester Garden Town**
- **Build!**

Cornwall Council

- **Cornwall Housing**

Highland Council

- **City-Region deal**
- **Housing FIT**

Leeds City Council

- **Empty Homes Strategy**

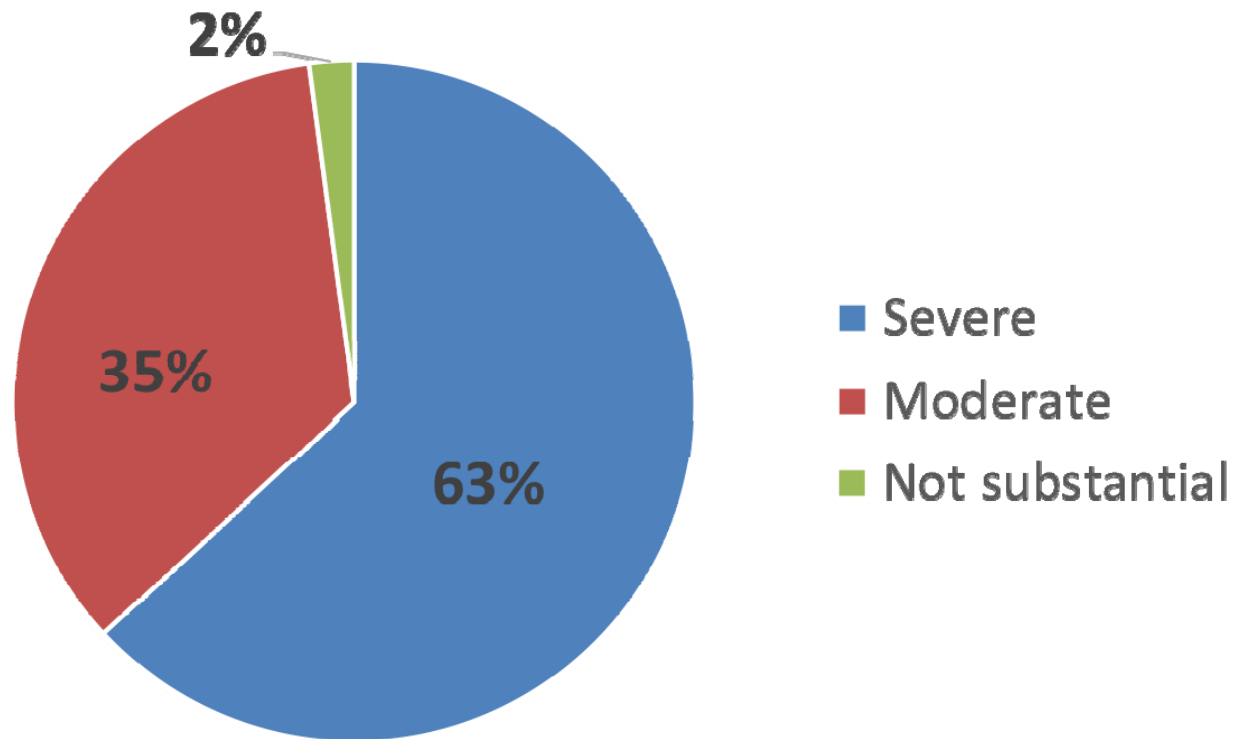
City of Wolverhampton Council

- **WV Living**



How would you characterise the need for affordable housing in your local authority area?

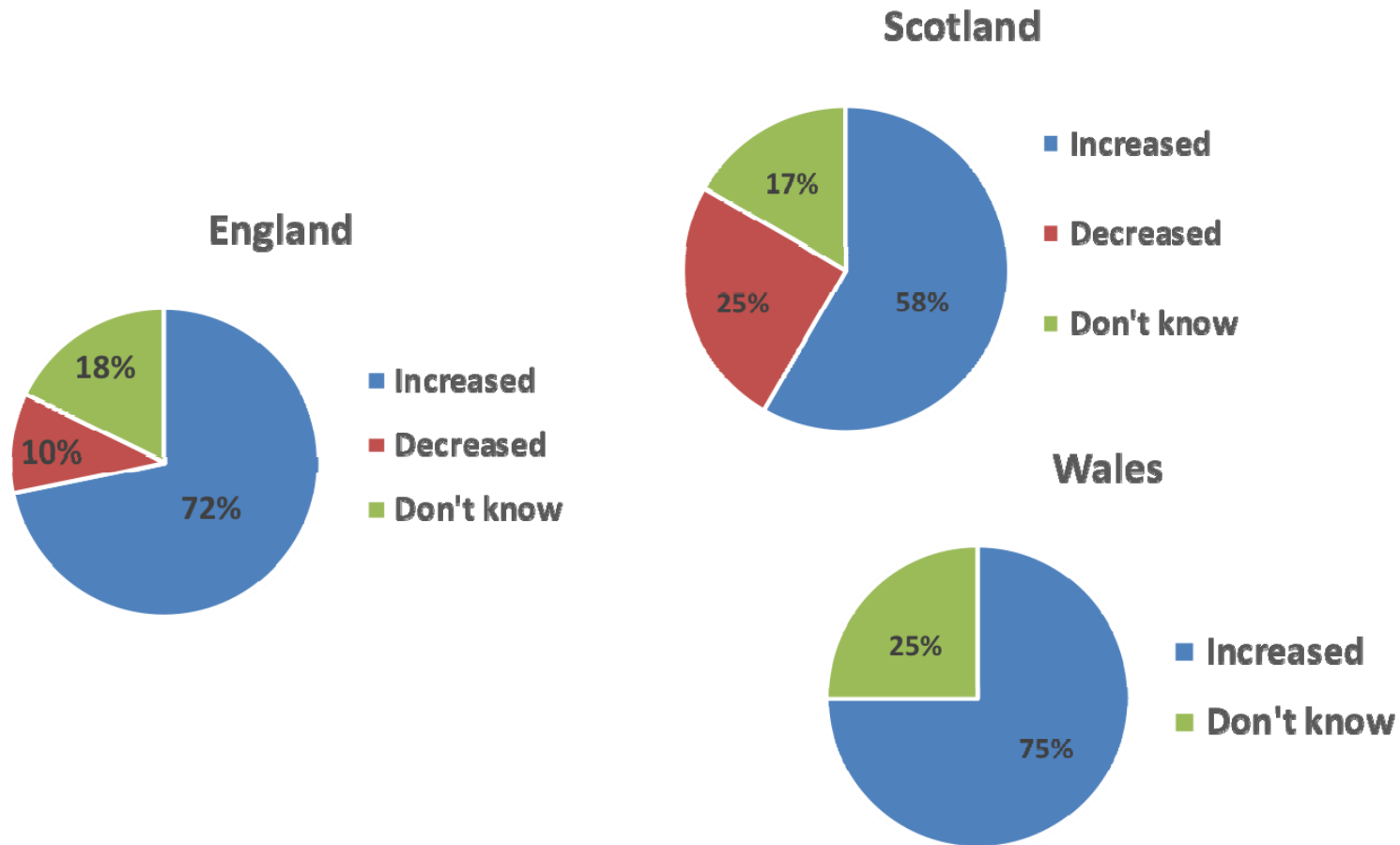
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In the past 12 months have the statutory homelessness levels changed in your local authority area?

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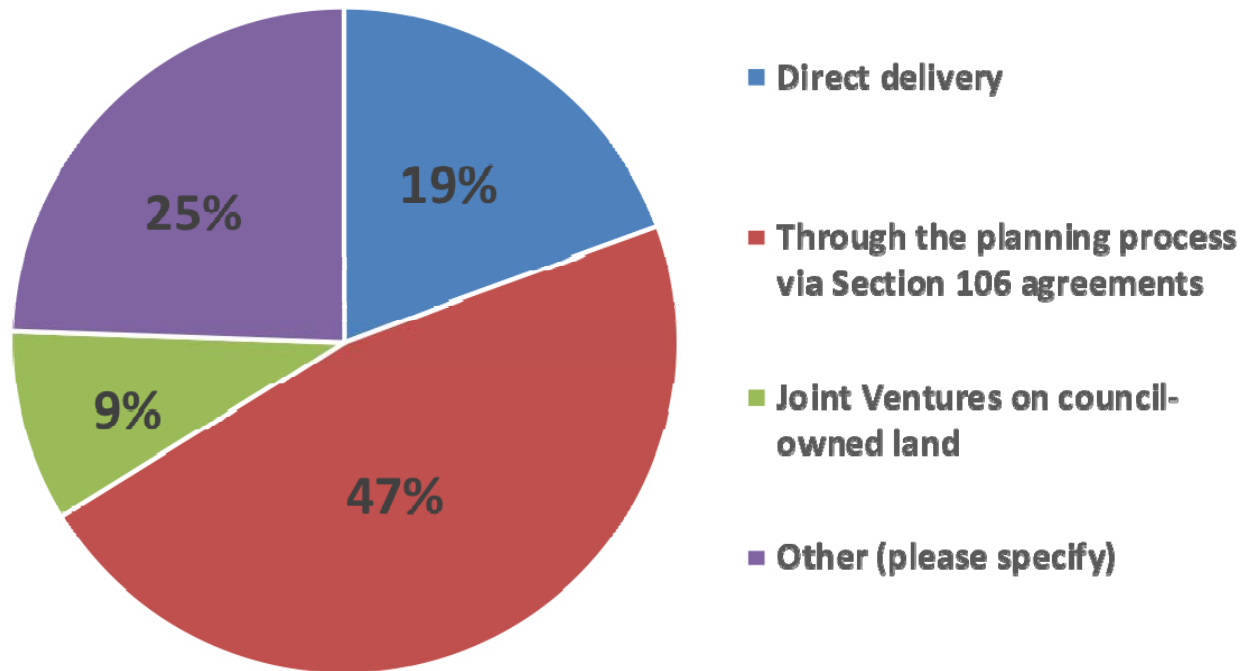




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What is the dominant model of delivering social and affordable housing in your local authority area?

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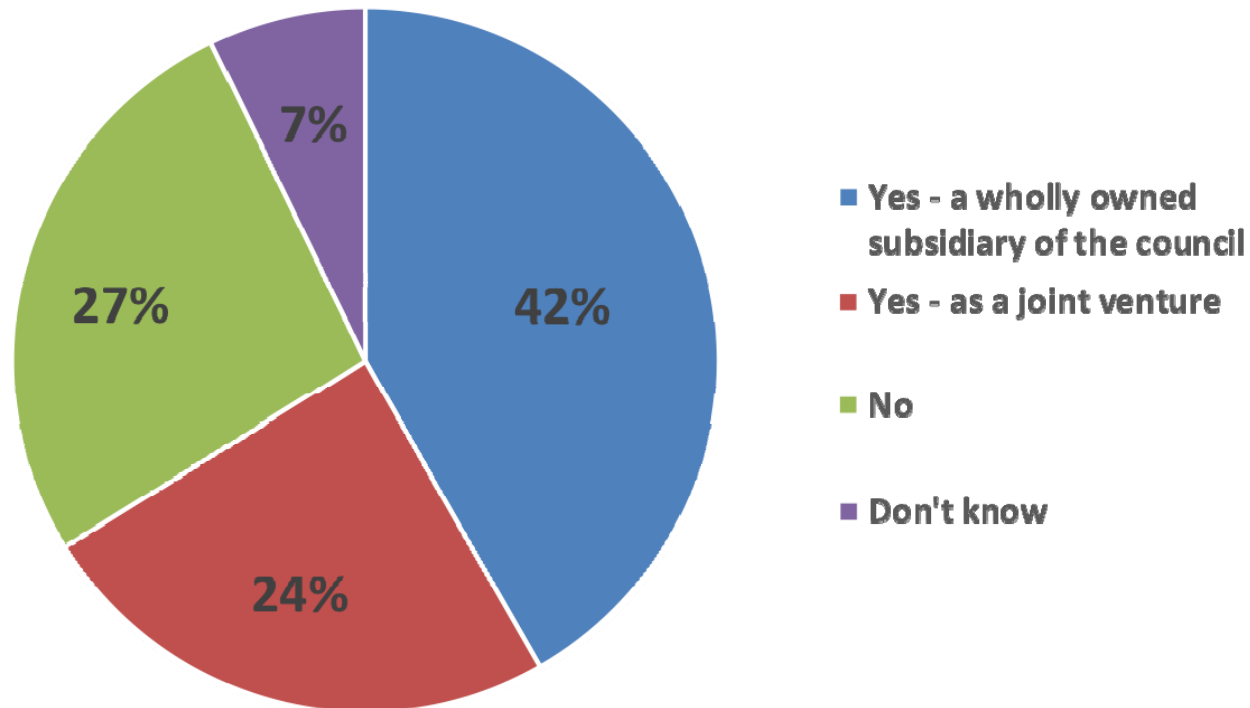




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Are you considering or have you already set up a local housing company?

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Recommendations to government

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1. Remaking the case for social housing

2. Funding social and affordable housing

3. Tackling homelessness and the Local Housing Allowance freeze

4. New models of housing delivery



Recommendations to government

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5. Planning

6. Brexit and construction skills

A stylized illustration of a cityscape with various buildings in shades of brown, blue, yellow, and red, set against a light green background. The buildings are simplified, with black windows and flat roofs. The top part of the image shows a large brown building on the left and several smaller buildings in blue, yellow, and red. The bottom part shows a row of three yellow buildings with blue roofs and a red door, a green door, and a grey door, respectively. A large green horizontal band is overlaid on the middle of the image, containing white text.

Questions and discussion

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